



NEWBOLD BARN

DUNTISBOURNE ABBOTS, GLOUCESTERSHIRE

Cirencester 5 miles, Kemble Station 9 miles (London Paddington approximately 69 minutes), Cheltenham 10 miles, Stroud 12 miles, Stow-on-the-Wold 20 miles, Burford 22 miles, M4 (Junction 15) 24 miles (All distances and times are approximate)

A unique opportunity to purchase a Grade II Listed Cotswold stone barn with planning permission to convert into a bespoke 4-bedroom home

Proposed Accommodation: Entrance Hall • Vaulted Kitchen/Dining/Living Room • Snug • Two Ground Floor Double Bedrooms suites • Utility room • 2 Cloakrooms, First Floor Galleried Bedroom/Home Office • Store accessed from the outside • In all about 3,390 sq ft
Detached Double Garage in all about 678 sq ft
Parking & Garden



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PLANNING PERMISSION

Application Reference: 24/00456/LBC

Decision Date: 23rd May 2024

Conversion of an agricultural barn to residential use, demolition of lean-to, construction of a one-and-half storey extension, a garage and landscaping at Newbold Barn, Duntisbourne Abbots, Gloucestershire, GL7 7JN. A copy of the consent, conditions, and plans may be seen at the Cirencester office of Butler Sherborn. Alternatively, all documents can be viewed online at www.cotswold.gov.uk

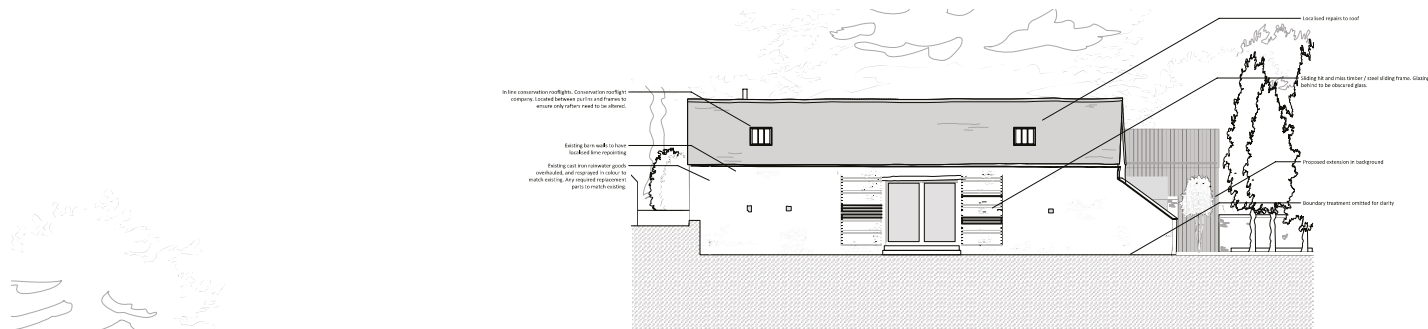
DESCRIPTION

Newbold Barn is an attractive Grade II Listed Cotswold stone barn. It sits within the desirable and designated conservation area of Duntisbourne Abbots, which is located between Cirencester and Cheltenham. Set back from the lane, it is tucked away behind neighbouring properties with a lovely outlook.

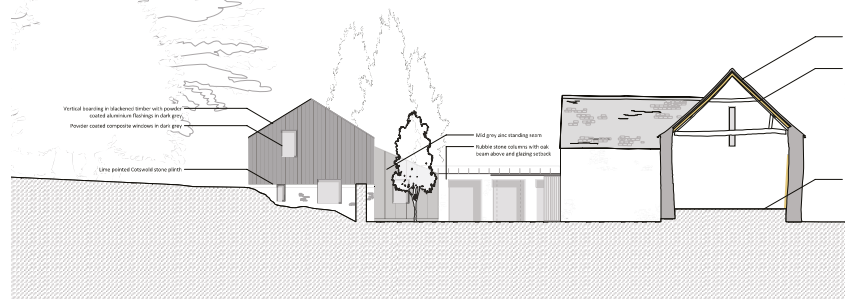
Planning permission has been granted for the sympathetic conversion of the barn to create an attractive home that retains many of the building's original features and includes a contemporary extension. The thoughtful design maximises natural light throughout the property.

The plans currently include a 17.73m long vaulted open plan kitchen/dining/sitting room area, which is connected to the garden. It is accessed through an open entrance hall, with a larder and utility room off the kitchen. The sitting area is raised up two stairs. There is a glazed and spacious hallway that leads to the bedroom accommodation wing. The accommodation surrounds a private courtyard garden.

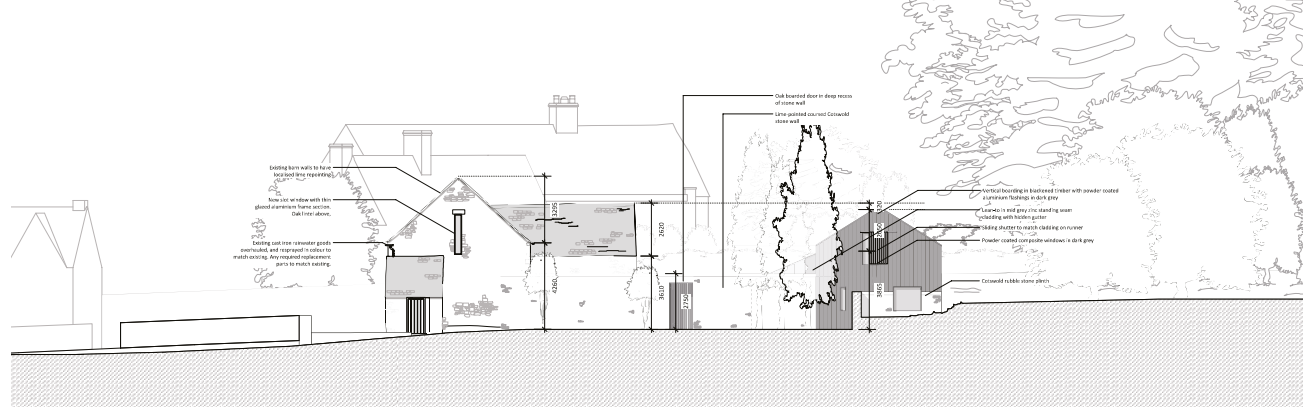
Off the hallway is a snug area. There are two spacious ground floor double bedrooms suites and additional cloakroom situated off snug. A staircase leads up to two further double bedrooms and a shared shower room located between them.



South-East Elevation



South-West Elevation



North-East Elevation

The plans also allow for the construction of a detached double garage block.

The property is bordered by a hedge and surrounded by a pretty paddock. The garden is mainly laid to lawn and is spacious, with a selection of mature trees including two beautiful Walnut trees. The gardens face south-west and are perfect for entertaining.

SITUATION & AMENITIES

Duntisbourne Abbots is an exceptionally pretty village set on a hillside above the meandering River Dunt, with Cotswold cottages set around a Norman church. The property is situated within the Cotswolds Area of Outstanding Natural Beauty and is surrounded by beautiful countryside, yet within easy reach of local amenities. Nearby Miserden has a village store/post office and a pub, and Sapperton two popular gastro pubs, The Bell and The Daneway.

Cirencester, provides an excellent range of independent shops, restaurants as well as regular markets and three supermarkets. Cheltenham is a short drive north and not only offers excellent shopping and dining, but is also host to literary, jazz and food festivals and, of course, horse racing.

Kemble Station (London Paddington 69 minutes) is about 9 miles and the village is conveniently located about a mile from the A417 for dual carriageway access to Junction 15 of the M4 at Swindon.

Sporting opportunities include nearby golf courses in Baunton, Minchinhampton, Cheltenham; sailing and water sports at the Cotswold Water Park, and Polo in Cirencester Park and Edgeworth.

There is an excellent choice of schools (both Private and State) in the area including, Beaudesert, Dean Close, St Edwards, Hatherop Castle, Rendcomb College and the Cheltenham Colleges.

TENURE

Freehold with Vacant Possession

SERVICES

Mains water and electricity are connected. A private drainage system will need to be installed.

RIGHTS OF WAY

There is a deed of access over the neighbours drive with 24 hour residential use. For the purpose of development only, the owner will allow the purchaser to create a drive across the paddock to the rear for an agreed timescale. It will be the purchasers responsibility to implement the drive and to make good at the end of its use.



Newbold Barn, Duntisbourne Abbots, Cirencester, Gloucestershire GL7 7JN

Gross Internal Area (Approx.)

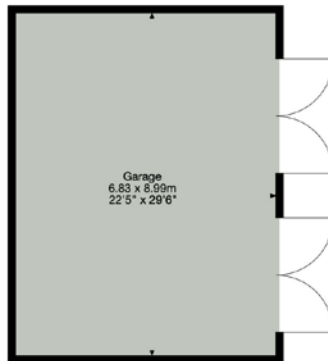
Main House = 315 sq m / 3,390 sq ft

Garage = 63 sq m / 678 sq ft

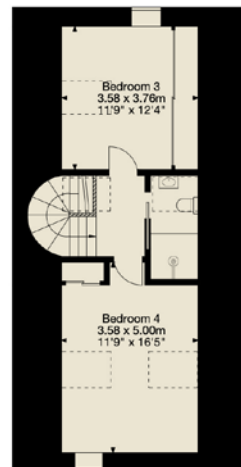
Total = 378 sq m / 4,068 sq ft



Ground Floor



Garage



First Floor



LOCAL AUTHORITY

Cotswold District Council, Trinity Road, Cirencester,
Gloucestershire, GL7 1PX.

Tel: 01285 623000 | www.cotswold.gov.uk

VIEWING

Strictly by appointment through Butler Sherborn. If there are any points which are of particular importance, we invite you to discuss them with us before you travel to view the property. Please contact Cirencester Office:

T 01285 883740 | E.cirencester@butlersherborn.co.uk

DIRECTIONS (GL7 7JN)

what3words: ///gearing.willing.cringes

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